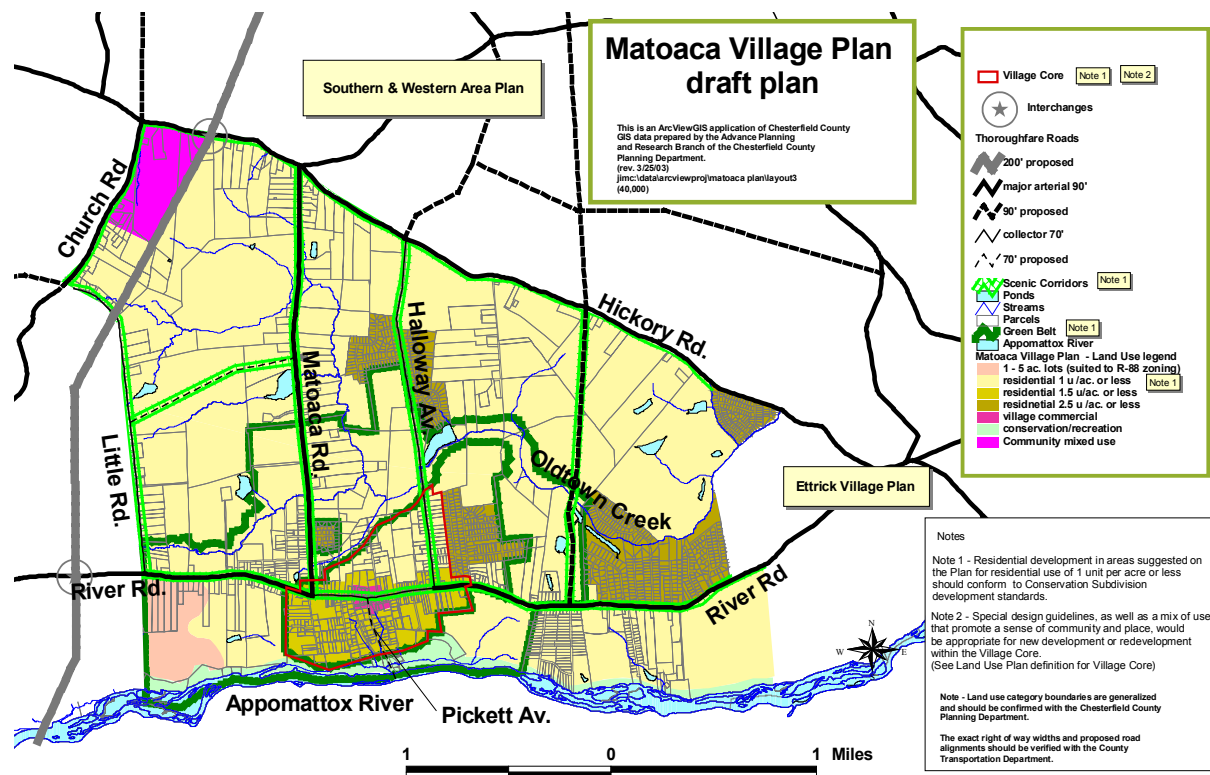


Matoaca Village - Draft Comprehensive Plan Amendment

Key Recommendations



The Matoaca Village Plan, once adopted by the Board of Supervisors, will guide County citizens, developers, staff, the Planning Commission and Board of Supervisors in future decisions affecting the County including, but not limited to, future zoning actions. The recommendations of the draft Matoaca Village Plan are:

- Adopt new development standards for office and commercial development within the Village.
- Provide a green belt around the Village to preserve rural surroundings as a framework to preserve the existing rural and traditional residential setting of the Village and surrounding area.
- Update the Visual Resources Inventory to include existing and planned thoroughfare roads within the Village study area as scenic corridors.
- Develop a purchase of development rights program to encourage the owners of properties that are identified for preservation from development to participate in such preservation.
- Reduce suggested residential densities from 2.5 to 1.5 and 1 unit(s) per acre in most areas to preserve the existing rural character of the study area, as well as area scenic views.

- Adopt a new residential zoning category to require preservation of visual and natural resources as new development occurs.
- Develop a historic district for Matoaca Village.
- Consider rezoning of certain properties currently zoned residentially and commercially to categories that more closely conform to densities and land uses suggested by in Plan.
- Continue to require the use of the public water and wastewater systems.
- Amend the Thoroughfare Plan to help guide the development of a safe and efficient transportation network.

Village Commercial Development Standards



Existing Conditions



Redeveloped - typical strip shopping



Redeveloped - Village standards



The recommended development standards for office and commercial development with Matoaca Village, in general, would:

- Reduce setbacks for building and parking areas along roads and between businesses.
- Require that parking and gasoline canopies be located to the sides and rears of buildings.
- Require that office and commercial site design and building architecture be compatible with existing Village development pattern, as opposed to that typically found in suburban business corridors in other parts of the County.
- Ensure that the heights and scales of new buildings compliment the existing pattern of development within the Village.

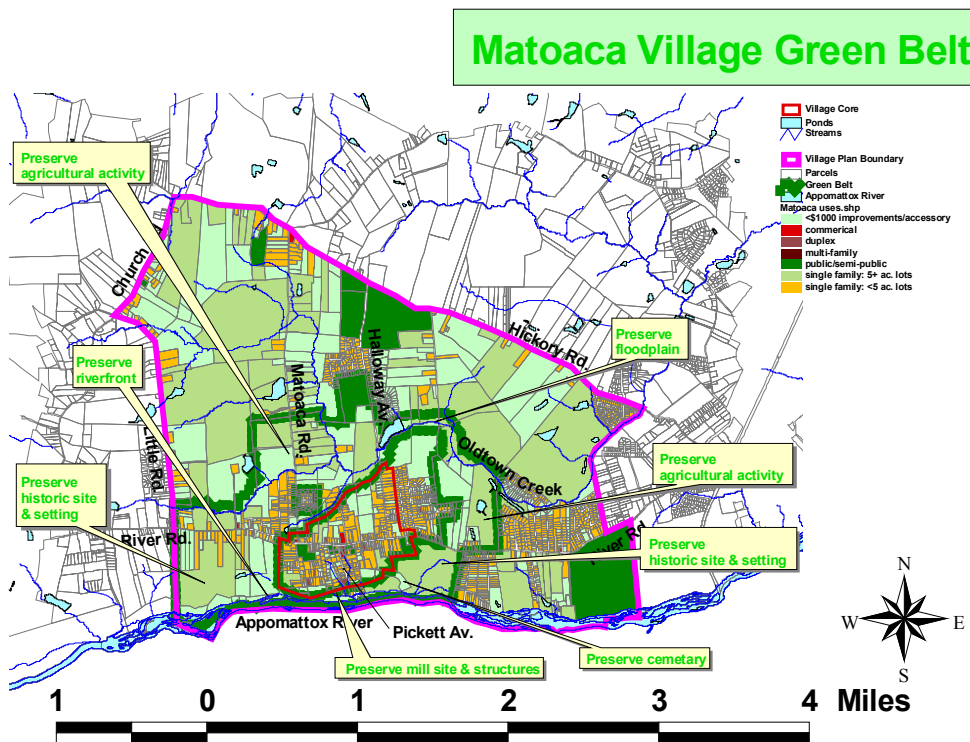
Ensure the Village Core village commercial area supports:



a mix of residential, civic, religious, and commercial uses that reflect the unique character of the Village Core.

View of the Matoaca Village Core convenience business area

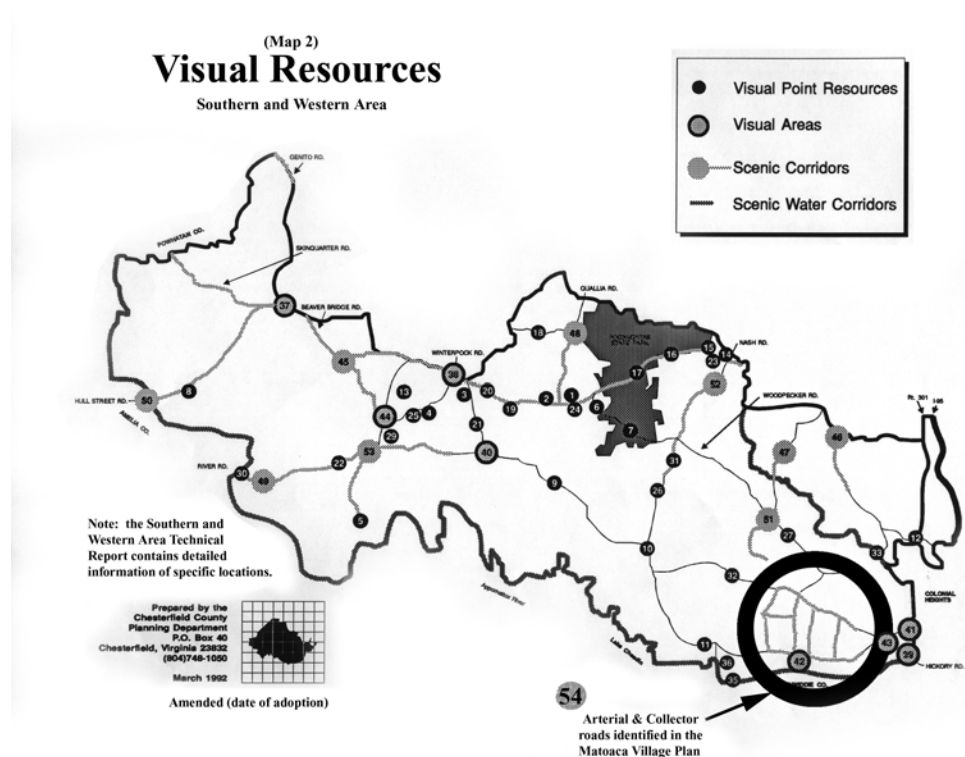
Establish a Village Green Belt



Matoaca Village has a small town or rural village character that is distinct from other areas of the County, which are developing in a more typical, suburban residential manner. Preserving the existing rural and traditional residential setting surrounding the Village Core would identify the Core, together with its surrounding area, as a well-defined place meriting special consideration and protection from potential encroachment.

- The green belt identifies that area around the Village Core consisting of existing rural (farming activities and natural areas) and traditional residential development (residences of varied age, size and architecture, sited on parcels of varied size and with varied setbacks from roads) that defines the edges of the Core. These areas should be targeted for preservation to prevent encroachment on the Village Core from more typical, mid-to-late 20th Century-type subdivision development.
- Preservation strategies could include, but would not be limited to: new residential development types designed to preserve rural vistas; targeting of the green belt for promotion of land donations and conservation easements; and identification of properties within the green belt as prime areas for participation in a purchase of development rights program.

Update the Visual Resources Inventory



The Visual Resources Analysis, adopted with the Southern and Western Area Plan, seeks to identify and preserve identified visual resources as new development occurs. The Zoning Ordinance seeks to protect these resources against encroachment, degradation or destruction 'to the maximum extent practicable'.

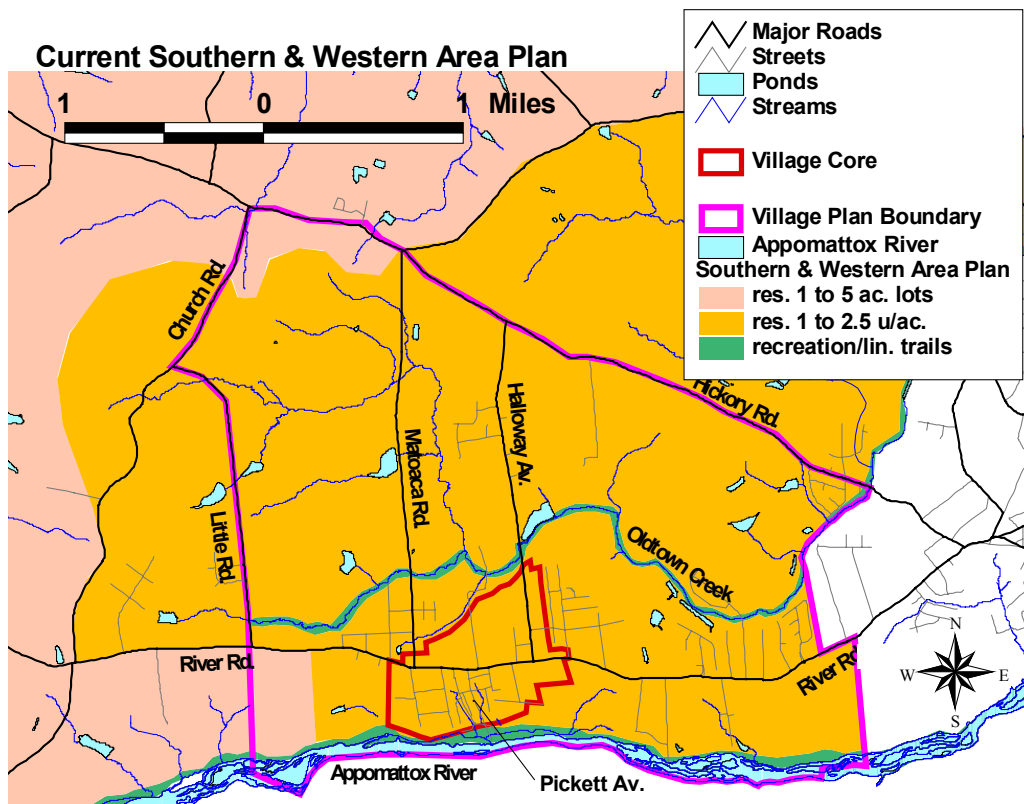
- Amend the Visual Resources Analysis to include existing and planned major arterial and collector roads within the Plan geography as scenic corridors.

Develop a Purchase of Development Rights Program

A separate planning effort should be developed for a Purchase of Development Rights Program for the entire County.

- A public/private partnership should be forged between the County, citizens and property owners to identify, protect and preserve the visual amenities of the existing rural pattern of development. However, restricting development on properties identified for preservation would necessitate the compensation of property owners for lost development potential.

Lower Residential Densities



The current Plan suggests residential density of 2.5 units per acre throughout most of the study area. The numbers of potential residences that could be built at this density would have an adverse impact on the existing rural landscape, as well as on the shape, form and 'feel' of the Village Core and surrounding areas. Specifically, typical single-family residential subdivision development could potentially adversely impact the village character of the Core, as well as the rural character of the surrounding areas.

- Reducing the suggested Plan density for new residential development, together with encouraging new subdivision designs that are sensitive to preserving the existing rural setting, would promote preservation of visual resources and create neighborhoods of unique character by preserving the unique features of the land as well as significant elements of the existing rural development pattern.

Establish the Conservation Subdivision Residential District



Matoaca Acres - Existing conditions



Matoaca Acres - ~2.5 units per acre



Matoaca Acres - ~1 unit per acre (conventional subdivision design)

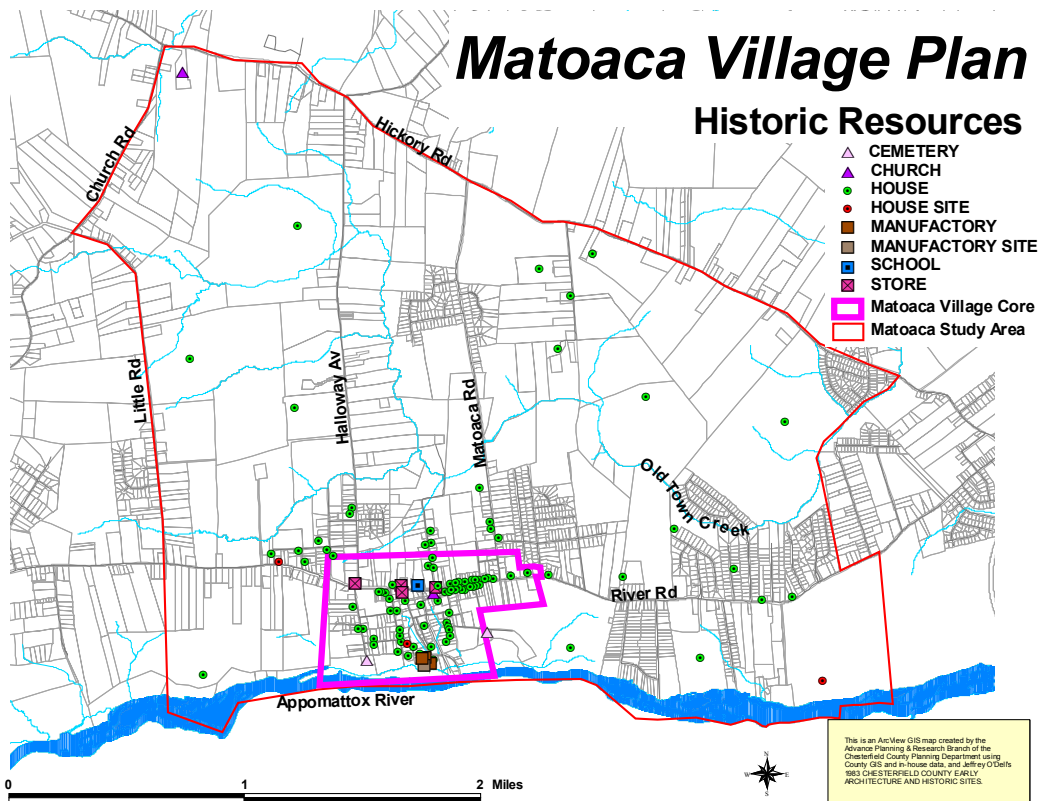


Matoaca Acres - ~1 unit per acre (open space subdivision design)



Over the years, Planning staff has identified that the typical pattern of single-family residential subdivision development is a main cause for the disappearance of rural areas, and has attempted to address this issue within the context of Plan amendments. The recommended Conservation Subdivision Residential District would:

- Require that new residential subdivisions be designed with a minimum of 50% of the land area, exclusive of collector and arterial roads, in permanent conservation areas designed to preserve rural vistas, farming activities and natural resources.
- Allow farming, equestrian activities and outdoor recreational facilities as restricted uses within conservation areas.
- Allow lot configurations that facilitate development densities that are closer to the Plan recommended maximum than can typically be achieved using current residential district standards.



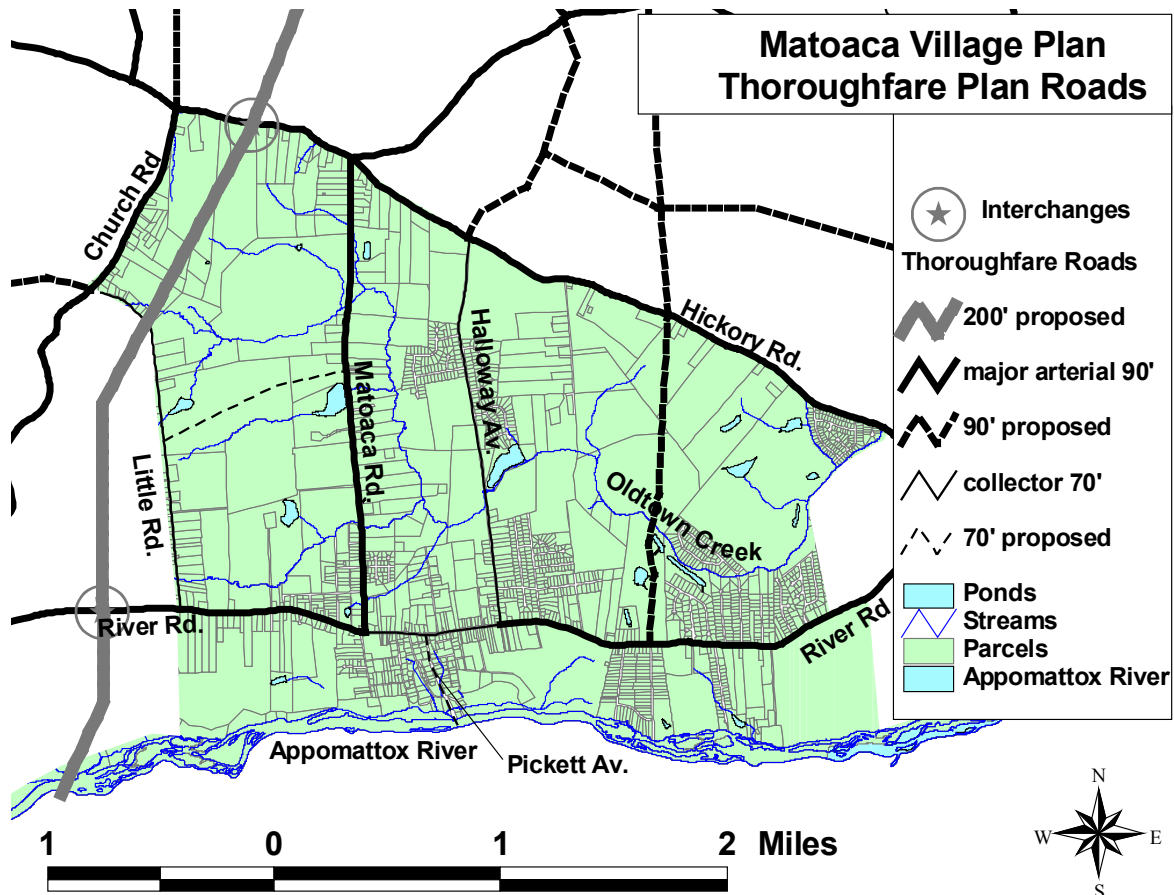
The Village of Matoaca began as a small mill town in the 1830s. It remained a company town until after the Civil War, when private houses began to be built. The Village retains much of its traditional village character, which many feel should be preserved.

- Develop an inventory of historically and culturally significant resources for the Matoaca Village study area, to serve as a model for a larger effort for the entire County.
- Develop a historic district for the Village in order to recognize, protect and preserve historic and culturally significant structures and sites. This District should be tailored to the special interests and needs of the citizens of the Village and surrounding area.

Consider rezoning of certain residentially and commercially zoned properties to zoning categories that more closely conform to densities and land uses suggested by the Plan

- Identify properties currently zoned residentially and commercially that could be developed or redeveloped to densities and uses permitted by these zoning classifications but not supported by the Matoaca Village Plan.
- Consider rezoning these properties to zoning classifications that more closely reflect the densities and uses suggested by the Plan.

Provide a safe and efficient transportation network



- The County's Thoroughfare Plan identifies right-of-way classifications of existing roads, and right-of-way classifications and general alignments of future roads.
- As development occurs throughout the County, existing roads will need to be widened and new roads will need to be built to accommodate increased traffic.